

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: PRE-APPLICATION REVIEWS: 10/14/2009

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

Note: If a meeting is required, staff will notify the Applicant by 10/7/2009.

PRE-APPLICATION REVIEW		
9:20 AM	Project Name: Orange Blvd. and Dunbar Avenue Type: Rezone/LUA Applicant: Charlie Madden (Madden, Moorhead & Glunt) Proj Manager(s): Tina Williamson 407-665-7375/ Cynthia Sweet 407-665-7443 Proj #: 09-80000082	PID: 20-19-30-501-0000-00E0 Dist: 5-Carey Zoning: R-1 & A-1 Acres: 1.9 Project Location: SW Corner of Orange Blvd. & Dunbar Avenue
TIME AM	Project Name: Type: Applicant: Proj Manager(s): Proj #:	PID: Dist: Zoning: Acres: Project Location:
TIME AM	Project Name: Type: Applicant: Proj Manager(s): Proj #:	PID: Dist: Zoning: Acres: Project Location:
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DEVELOPMENT REVIEW DIVISION

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 20-19-30-501-0000-00E0, -00E1, & -00G0

Attach list of all parcel ID numbers associated with the project site.

NAME: Charlie Madden

COMPANY: Madden, Moorhead & Glunt, Inc.

EMAIL ADDRESS (REQUIRED): charlie@madden-eng.com

ADDITIONAL EMAIL ADDRESS: dstokes@madden-eng.com; nicole@madden-eng.com

DAYTIME PHONE: (407) 629-8330 FAX NUMBER: (407) 629-8336

SUBJECT PROPERTY ADDRESS: SW corner of Orange Blvd. & Dunbar Ave.

OF ACRES: 1.9 +/-

PROJECT NAME: KBC Office Park

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☒ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: R1 & A1

CURRENT USE: Vacant

REVIEW TYPE: ☐ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☒ Rezone Current R1 + A1 Proposed PCD
☒ Land Use Amendment Current MDR Proposed COMM
☐ Special Exception

REQUIRED ATTACHMENTS:

- ☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

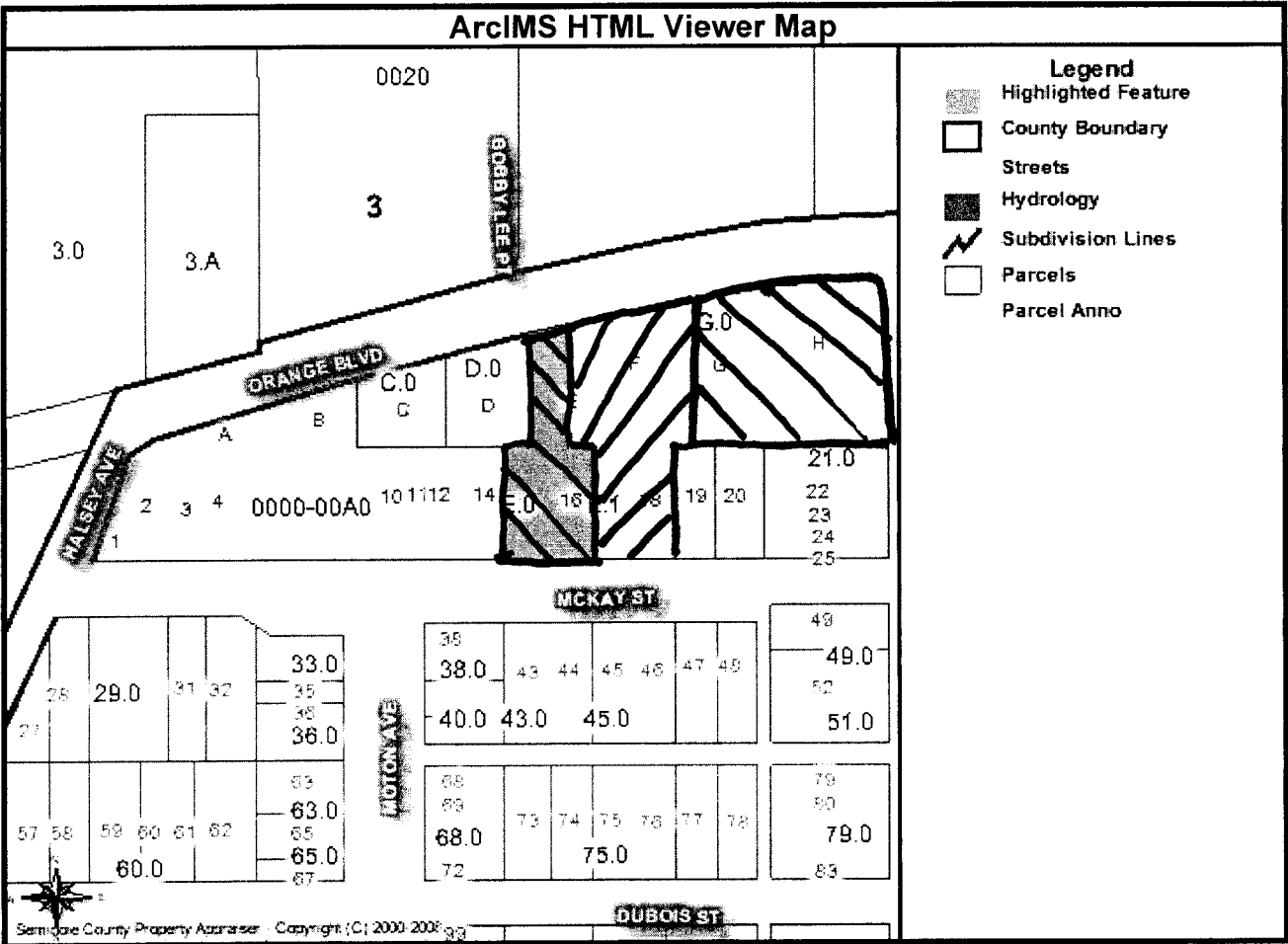
***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: TDWjcds RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000082



Harbin, BeJay

From: Nicole Martin [nicole@madden-eng.com]
Sent: Wednesday, September 23, 2009 12:18 PM
To: devrevdesk
Subject: Pre-Application Meeting Request
Attachments: Picture (Device Independent Bitmap).bmp; Pre-ApplicationRequest.pdf; KBC OFFICE PARK.PDF; AERIAL.pdf

Please reply to this email to verify receipt. Thank you.

Good afternoon,

Attached please find a pre-application meeting request for a project called KBC Office Park, located on the SW corner of Orange Blvd. and Dunbar Avenue. We would like to discuss the proposed use of the property, active/passive buffer setbacks, FLU amendment from MDR to commercial, and rezoning from R1 and A1 to PCD.

Also attached please find a concept plan and current aerial photo of the property.

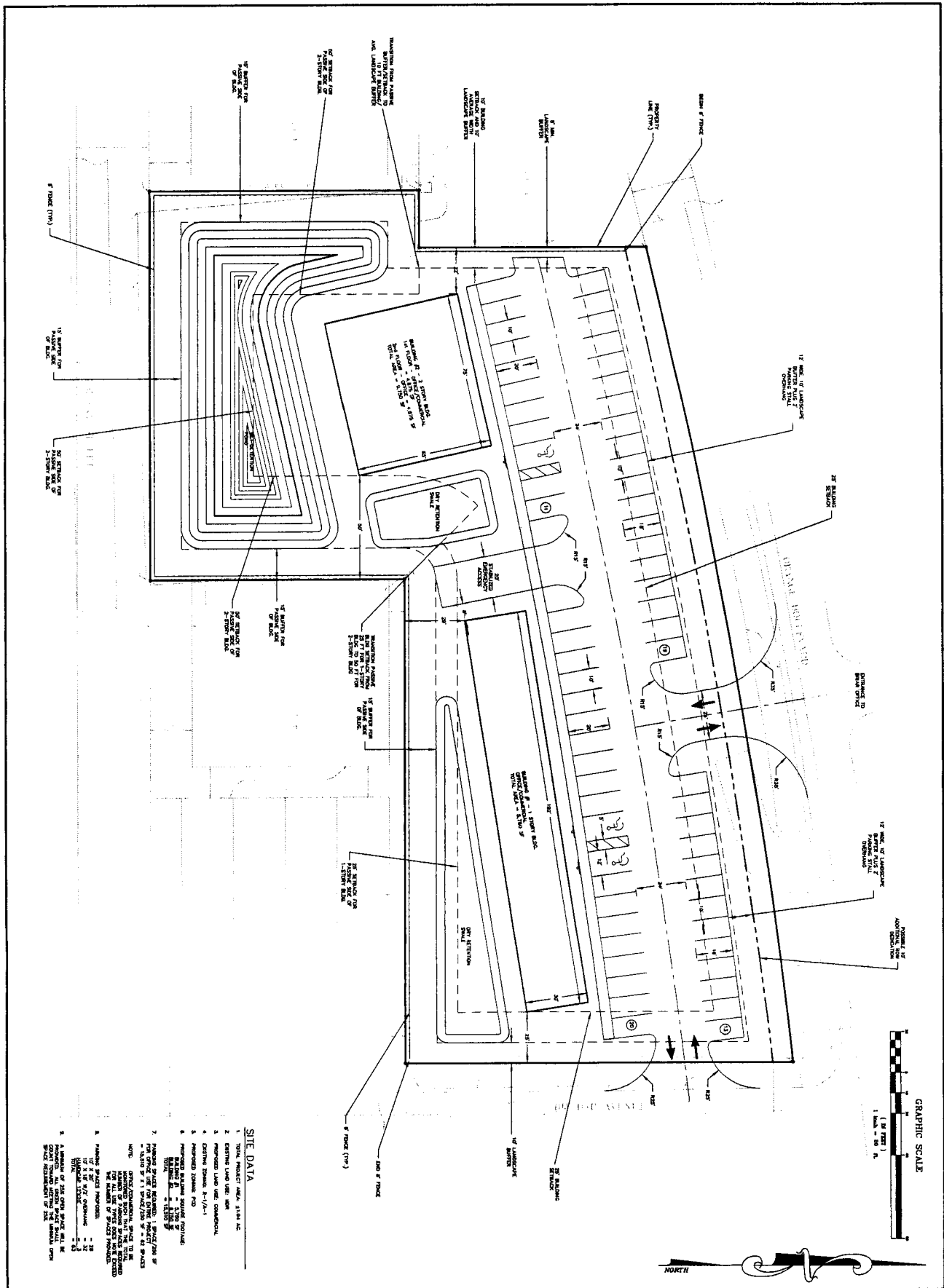
If you have any questions, please feel free to contact Charlie Madden of our office. Thank you.

<<Pre-ApplicationRequest.pdf>> <<KBC OFFICE PARK.PDF>> <<AERIAL.pdf>>

Nicole Martin, Permitting Manager
Madden, Moorhead & Glunt, Inc.
431 E. Horatio Ave., Ste. 260
Maitland, FL 32751
P 407-629-8330
F 407-629-8336
nicole@madden-eng.com



 Before you print this email or attachments, please consider the environment. 



CP-1

DATE REVISIONS

NO.	DATE	REVISION
1	5/1/79	PRELIMINARY
2	5/1/79	REVISED
3	5/1/79	REVISED
4	5/1/79	REVISED
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100	5/1/79	REVISED

ENGINEER IN CHARGE:
DAVID A. STEAKS, P.E. #66547

CERTIFICATE OF AUTHORIZATION NO. EB-000733

KBC DEVELOPMENT, INC.
1500 BOBBY LEE POINT
SAFARI, FL 32771
(407) 330-7022

CONCEPT PLAN
FOR
KBC OFFICE PARK
SEMINOLE COUNTY, FLORIDA

MADDEN
CIVIL ENGINEERS
431 E. 1st Street, Suite 200
Tampa, FL 33602
(813) 253-3333

